

002.A

0004

0055.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

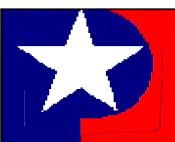
698,700 / 698,700

USE VALUE:

698,700 / 698,700

ASSESSED:

698,700 / 698,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		FAIRMONT ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: MOHAN JAMES		
Owner 2: MOHAN BARBARA		
Owner 3:		

Street 1: 55 FAIRMONT STREET	
Street 2: UNIT 2	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: RESNICK RICHARD & -	
Owner 2: FLUECKIGER MOLLY -	

Street 1: 55 FAIRMONT STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Unit Type
Land Type	LT Factor
Base Value	Unit Price

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	8207													
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	698,700			698,700		312009
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

Total Card	0.000	698,700		698,700	Entered Lot Size
Total Parcel	0.000	698,700		698,700	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	363.91	/Parcel:	363.9	Land Unit Type:
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Parcel ID 002.A-0004-0055.0

!15766!

PRINT Date 12/11/20 Time 05:26:56

LAST REV Date 05/10/18 Time 08:52:33

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good			SINK IN BSMT. GLA=1920.															
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: YELLOW				A Kits:	Rating:																		
View / Desir:				Frl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1924	Eff Yr Blt:			Location:																			
Alt LUC:	Alt %:			Total Units:																			
Jurisdict: G12	Fact: .			Floor: M - Multi-Level																			
Const Mod:				% Own: 55.000000000																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			No Unit	RMS	BRS	FL												
Prim Int Wall: 2 - Plaster				Functional:		%		1	7	2													
Sec Int Wall:		%		Economic:		%																	
Partition: T - Typical				Special:		%																	
Prim Floors: 3 - Hardwood				Override:		%																	
Sec Floors:		%		Total:	26.4 %			Totals															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA											
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL										
Bsmnt Gar:				Size Adj.: 1.19687498									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Descrip	%	Qu	# Ten
Electric: 3 - Typical				Const Adj.: 0.98000199									GLA	Gross Liv Ar	1,920	346.020	664,353	Area	Usbl				
Insulation: 2 - Typical				Adj \$ / SQ: 346.017																			
Int vs Ext: S				Other Features: 83174																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 5 - Steam				NBHD Inf: 1.26999998																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	% AC: 100			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 949359																			
% Com Wall:	% Sprinkled:			Depreciation: 250631																			
				Depreciated Total: 698729																			
				WtAv\$/SQ:																			
				AvRate:																			
				Ind.Val																			
				Juris. Factor: 1.00																			
				Before Depr: 439.44																			
				Special Features: 0																			
				Val/Su Net: 363.91																			
				Final Total: 698700																			
				Val/Su SzAd: 363.91																			
				PARCEL ID	002.A-0004-0055.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N																							
Total Yard Items:					Total Special Features:														Total:				